

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-1725, issued by MID PENN BANK, Successor by Merger to MINER'S BANK, Successor by Name Change from MINERSVILLE SAFE DEPOSIT BANK AND TRUST COMPANY, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-1725, there will be exposed to public sale and outcry on Friday, October 13th, 2017 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

PURPART NO. 1

ALL THAT CERTAIN lot or piece of land known as Lot No. 18, Block 3, Eastwood, situate in the community of Lake Hauto, Borough of Nesquehoning, formerly Mauch Chunk Township, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the northerly right-of-way line of Lake Drive, said pin being North 76 degrees 04 minutes 10 seconds East, 97.40 feet from Monument No. 5 in and marking the center line of Lake Drive; thence (1) through land, now or late, of Blue Ridge Real Estate Company North 00 degrees 15 minutes West, 206.96 feet to an iron pin; thence (2) through the same North 86 degrees 19 minutes East, 91.85 feet to an iron pin; thence (3) along land, now or formerly, of E. Mulligan South 02 degrees 30 minutes East, 210.67 feet to an iron pin in the northerly right-of-way line of Lake Drive; thence (4) along the northerly right-of-way line of Lake Drive by the arc of a curve to the right having a radius of 2513.33 feet the arc distance of 100.00 feet to the iron pin, the place of BEGINNING.

CONTAINING 0.469 of an acre, more or less.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of land known as Lot No. 17, Block No. 3, Eastwood, situate in the Community of Lake Hauto, Borough of Nesquehoning, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northerly right-of-way line of Lake Drive, said pin being North 89 degrees 53 minutes West, 202.29 feet from Monument No. 4, in and marking the center line of Lake Drive; thence (1) along the northerly right-of-way line of Lake Drive by the arc of a curve to the right having a radius of 2,513.33 feet the arc distance of 100 feet to an iron pin; thence (2) along land, now or formerly, of C. Mikovich, North 02 degrees 30 minutes West, 210.67 feet to an iron pin; thence (3) through land, now or formerly, of the Blue Ridge Real Estate Company, North 86 degrees 19 minutes East, 91.63 feet to an iron pin; thence (4) along land, now or formerly, of B. Indelicato South 04 degrees 46 minutes East, 210.55 feet to an iron pin, the place of BEGINNING.

CONTAINING 0.463 of an acre, more or less.

UNDER AND SUBJECT, nevertheless, to all of the conditions, covenants, exceptions, reservations and restrictions contained in the recital to the chain of title of the premises herein contained.

BEING THE SAME PREMISES which Joseph Yanushefsky and Mary Lou Yanushefsky, husband and wife, by Deed dated November 3, 2003, recorded November 20, 2003 in the Office of the Recorder of Deeds in and for Carbon County, Pennsylvania in Deed Book 1179 at Page 238, granted and conveyed unto Joseph Yanushefsky and Mary Lou Yanushefsky, husband and wife.

UNDER AND SUBJECT to all duly recorded rights, restrictions, easements and covenants.

THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THIS INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OR OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER OR INCLUDE THE TITLE TO THE OIL, GAS, FIRE CLAY, IRON OR OTHER MINERAL AND SUBSURFACE MATERIALS AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER AND OWNERS OF SUCH OIL, GAS, FIRE CLAY, IRON OR OTHER MINERAL AND SUBSURFACE MATERIALS HAVE THE COMPLETE LEGAL RIGHT TO

REMOVE ALL OF SUCH OIL, GAS, FIRE CLAY, IRON OR OTHER MINERAL AND SUBSURFACE MATERIALS AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND.

KNOWN AS 425 Lake Drive, Nesquehoning, Pennsylvania.

Improvements Thereon : Residential Dwelling

TAX PARCEL NOS. 128A-44-C18 and 128A-44-C17

Seized and taken into execution as the property of JOSEPH J. YANUSHEFSKY a/k/a JOSEPH YANUSHEFSKY and MARY LOUISE A YANUSHEFSKY a/k/a MARY LOU YANUSHEFSKY at the suit of MID PENN BANK, Successor by Merger to MINER'S BANK, Successor by Name Change from MINERSVILLE SAFE DEPOSIT BANK AND TRUST COMPANY

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on Monday, October 23, 2017, and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution as the property of JOSEPH J. YANUSHEFSKY a/k/a JOSEPH YANUSHEFSKY and MARY LOUISE A YANUSHEFSKY a/k/a MARY LOU YANUSHEFSKY

Marc A Hess, Esq.
Henry & Beaver Law Firm
937 Willow Street
Lebanon, PA 17042-1140

**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**